

142.0

0003

0020.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

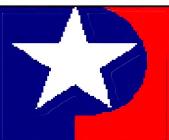
916,300 / 916,300

USE VALUE:

916,300 / 916,300

ASSESSED:

916,300 / 916,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
52-54		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: KLEIN CHRISTIAN M	
Owner 2: NEWTON KRISTIN L	
Owner 3:	

Street 1: 52 NEWPORT STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2566 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	9									443,999						444,000	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							4500.000		467,700		4,600		444,000		916,300							

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Average	SINK IN BSMT.											
Sty Ht:	2A - 2 Sty +Attic			A Bath:	1	Rating:	Good												
(Liv) Units:	2	Total: 2		3/4 Bath:		Rating:													
Foundation:	2 - Conc. Block			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:		Rating:													
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:													
Sec Wall:		%		OthrFix:	1	Rating:	Fair												
Roof Struct:	2 - Hip			OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average	1st Res Grid Desc: Line 1 # Units: 1											
Color:	BLUE			A Kits:		Rating:		Level FY LR DR D K FR RR BR FB HB L O											
View / Desir:				Fpl:	2	Rating:	Average	Other											
GENERAL INFORMATION				WSFlue:		Rating:		Upper											
Grade:	C - Average			CONDOS INFORMATION				Lvl 2											
Year Blt:	1925	Eff Yr Blt:		Location:		Total Units:		Lvl 1											
Alt LUC:		Alt %:		Floor:				Lower											
Jurisdict:		Fact: .		% Own:				Totals	RMs:	12	BRs:	6	Baths:	2	HB				
Const Mod:				Name:															
Lump Sum Adj:				DEPRECIATION															
INTERIOR INFORMATION				Phys Cond:	AV - Average	31.	%	Exterior:	No Unit	RMS	BRS	FL							
Avg Ht/FL:	STD			Functional:				Interior:	1	5	2	1							
Prim Int Wall:	2 - Plaster			Economic:				Additions:	1	7	4	2							
Sec Int Wall:		%		Special:				Kitchen:											
Partition:	T - Typical			Override:				Baths:											
Prim Floors:	3 - Hardwood			Total:	31	%		Plumbing:											
Sec Floors:		%		CALC SUMMARY				Electric:											
Bsmnt Flr:	12 - Concrete			Basic \$ / SQ:	170.00	COMPARABLE SALES				Heating:									
Subfloor:				Size Adj.:	1.10771573	Rate	Parcel ID	Typ	Date	Sale Price	General:								
Bsmnt Gar:				Const Adj.:	0.98980200														
Electric:	3 - Typical			Adj \$ / SQ:	186.391														
Insulation:	2 - Typical			Other Features:	140300														
Int vs Ext:	S			Grade Factor:	1.00														
Heat Fuel:	2 - Gas			NBHD Inf:	1.00000000														
Heat Type:	5 - Steam			NBHD Mod:															
# Heat Sys:	2			LUC Factor:	1.00														
% Heated:	100	% AC:		Adj Total:	677809														
Solar HW:	NO	Central Vac:		Depreciation:	210121														
% Com Wall:		% Sprinkled:		Depreciated Total:	467688														
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:											
Make:																			
Model:																			
Serial #:																			
Year:																			
Color:																			
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 142.0-0003-0020.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y		1 18X19	A	AV	1960		22.31	T	40	104			4,600		4,600	
More: N				Total Yard Items:				4,600	Total Special Features:							Total:	4,600		
RESIDENTIAL GRID																			
OTHER FEATURES																			
CONDOS INFORMATION																			
REMODELING																			
RES BREAKDOWN																			
SUB AREA																			
SUB AREA DETAIL																			
IMAGE																			
AssessPro Patriot Properties, Inc																			